

INDY REZONE

Landscaping & Screening

Chapter 744, Article V





Indy's Green Infrastructure



Indy's Green Infrastructure



Sec. 744-501 Purpose

p. 514

Why is this important?

- ✳ **Increase value – we don't regulate design details, so landscaping becomes critical**
- ✳ **Crime reduction, health, stormwater retention**
- ✳ **Transition between uses; Buffering and screening**
- ✳ **Landscaping can cover up a whole lot**
- ✳ **Can impact a whole neighborhood positively**
- ✳ **Over the long-haul, proper initial installation & care is critical - and it is inexpensive**



Key Definitions

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Tree, Overstory (or Shade Tree): A Type 1 or Type 2 Shade tree as defined by the American Standard for Nursery Stock (ANSI Z60.1-2004) that is listed on the *Indianapolis Selected Plant List*, as adopted by the Commission.

Tree, Ornamental (or Understory Tree): A Type 3 Shade tree or Type 4 small upright tree as defined by the American Standard for Nursery Stock (ANSI Z60.1-2004) that is listed on the *Indianapolis Selected Plant List*, as adopted by the Commission.

Shrub: A woody plant of relatively low height branching from the base not exceeding 10 to 12 feet in height. A Type 1, 2, or 3 deciduous shrub as defined by the American Standard for Nursery Stock (ANSI Z60.1-2004) that is listed on the *Indianapolis Selected Plant List*, as adopted by the Commission. Type 1 deciduous shrub is a **small shrub** and Type 2 and 3 deciduous shrubs are considered **large shrubs**.



Key Definitions

p. 24

DBH: Diameter at Breast Height (of a tree).

Drip line: The perimeter of a tree's spread measured to the outermost tips of the branches and extending downward to the ground.

Ground Cover: Low-growing herbaceous plants less than eighteen (18) inches in height with a spreading growth habit, used to provide protection from erosion and drought, and typically to improve aesthetic appearance, such as grasses, vines, flowers. This definition does not include noxious weeds as defined by IC 15-16-7-2.

Native Vegetation: The growth of various grasses, sedges, rushes, forbs (wildflowers), ferns, trees, shrubs, and vines identified as species native to the Indianapolis area in commonly accepted publications, such as

- *Flora of Indiana* by Charles C. Deam;
- *101 Trees of Indiana: A Field Guide* by Dr. Marion T. Jackson; and
- *Go Native! Gardening with Native Plants and Wildflowers in the Lower Midwest* by Carolyn Harstad.

Key Definitions

p. 24

Heritage Tree: A tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include:

- Sugar Maple (*Acer saccharum*),
- Shagbark Hickory (*Carya ovata*),
- Hackberry (*Celtis occidentalis*),
- Yellowwood (*Cladrastus kentukea*),
- American Beech (*Fagus grandifolia*),
- Kentucky Coffeetree (*Gymnocladus dioica*),
- Walnut or Butternut (*Juglans*),
- Tulip Poplar (*Liriodendron tulipifera*),
- Sweet Gum (*Liquidambar styraciflua*),
- Black Gum (*Nyssa sylvatica*),
- American Sycamore (*Platanus occidentalis*),
- Eastern Cottonwood (*Populus deltoides*),
- American Elm (*Ulmus americana*),
- Red Elm (*Ulmus rubra*)
- any Oak species (*Quercus*, all spp.)





Organization of Landscaping Section

Subsections

501 = Purpose

502 = Applicability

503 = General standards

504 = Frontage trees

505 = Parking lot (front & interior)

506 = Transitional / Edge Buffering

507 = Trees in dwelling districts

508 = Screening of facilities & service areas

509 = Green Factor

510 = Fences & walls

Sec. 744-503. General Landscaping Standards

p. 517



I. Planting in ROW

- *Allowed but must follow Chapter 701*

J. Overlapping Requirements

- *Yield more not less*

K. Heritage Tree Conservation

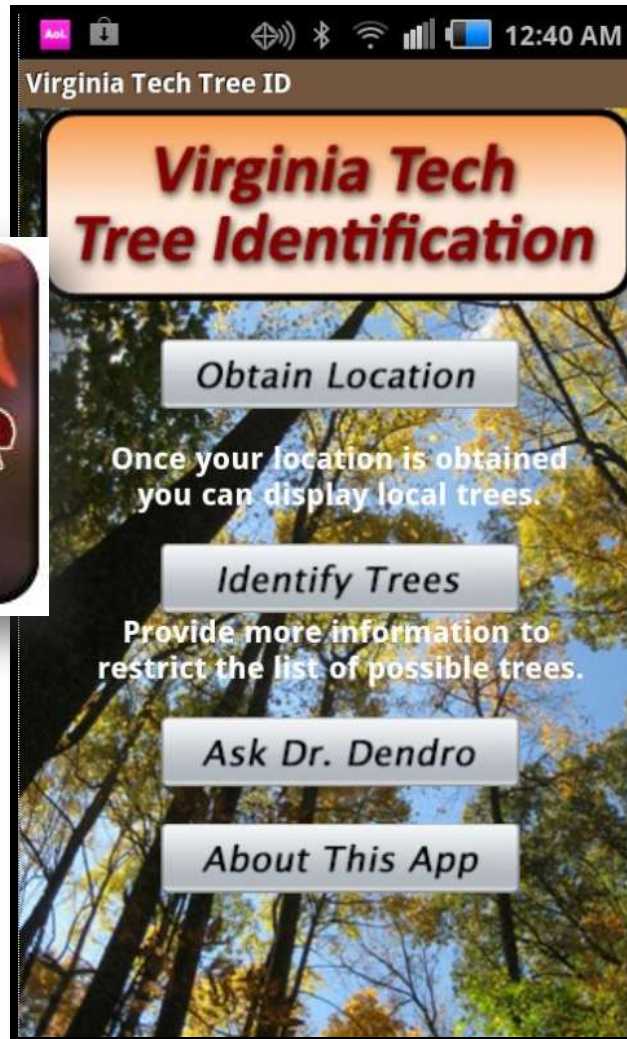
- *Removal must be specifically approved or harvested (D-A)*
- *Applies to: (Sec. 744-502)*
 - 1.Existing lots over 20K and not SFR, 2FR, townhomes*
 - 2.Lots created after 4/1/2016*



There's an App for it



Free



Sec. 744-503. General Landscaping Standards

p. 519



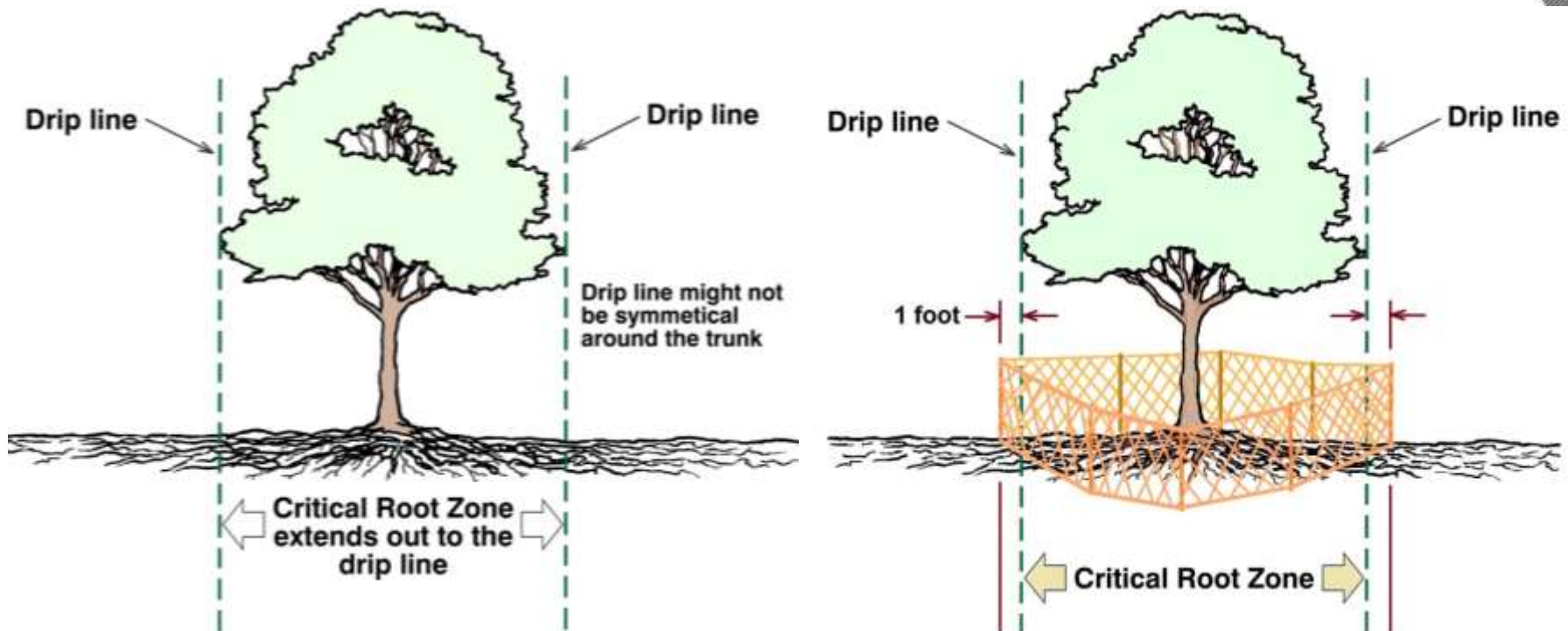
L. Existing Vegetation Credit and Bonus

- *Invasive species cannot be counted.*
- *Existing tree must include surrounding vegetation.*
- *Existing vegetation that is used to fulfill requirements MUST be protected 1' beyond drip line.*
- *Needs to be identified on plan to be credited!*



This practice will compact the tree's roots and kill the tree.

Protecting an asset



Fenced area protecting the tree must be at least 1 foot beyond the drip line. Nothing – no materials, no tools, no supplies, no dirt, no equipment - should be placed within the fenced area. If not protected and compaction occurs, a tree will die in about 24 months.

Sec. 744-503. General Landscaping Standards

p. 521



S. Maintenance

- Dead, missing, or damaged landscaping, or landscaping that supports less than 50% healthy leaf growth or shows dead branches over a minimum of 50% of the normal branching pattern shall be replaced with healthy, live plants by the end of the growing season to meet ordinance requirements.
- Tree topping is prohibited.



Ugly is also a liability

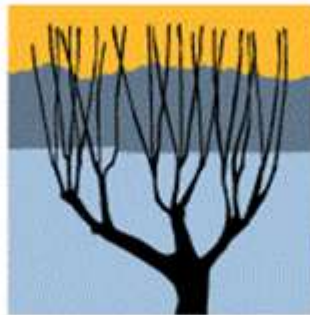
Topping does not control growth, tree grows faster to restore lost branches & leaves.

Resulting branches are weak and numerous creating a heavy sail in the wind - - prone to breaking.

Topping exposes the tree to rot, diseases & pests.



Topped deciduous tree



One year later



Three years later

Notice how one branch becomes 3 and then 9 = over weight & weak



Sec. 744-504. Street Frontage and Front Yard Landscaping

p. 522



Required for all lots except SFR attached & detached, 2FR, triplexes and fourplexes

- 1 shade tree per 35' of street frontage, unless overhead power lines then 1 ornamental tree per 20'
- Planted within 25' of ROW
- Any planting in ROW must meet Chapter 701 Trees and Flora

Sec. 744-505. Parking Lot Landscaping

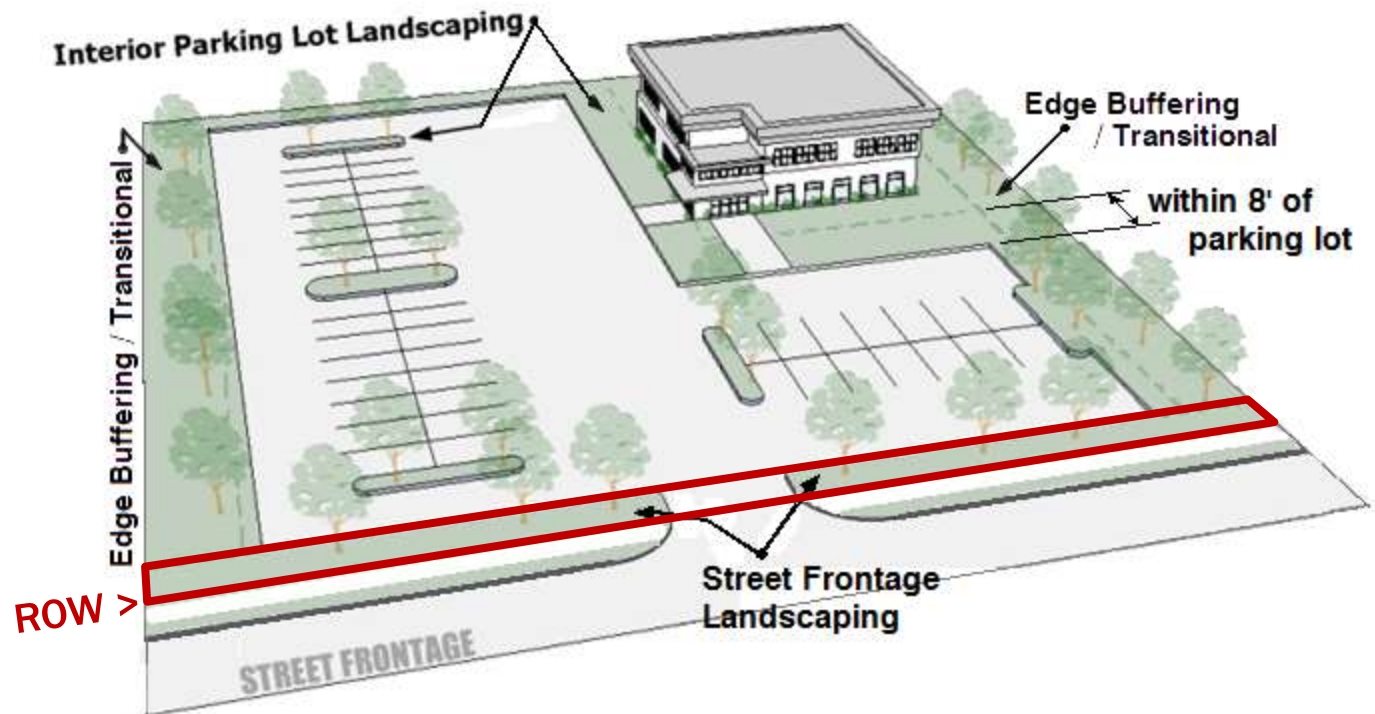
p. 523



A. Street Frontage Landscaping

1 shade tree per 35' frontage

10' deep in Metro; 6' deep in Compact





Compact Context

Metro Context

Sec. 740-500
Compact and
Metro Context
Areas

Sec. 744-505. Parking Lot Landscaping

p. 524



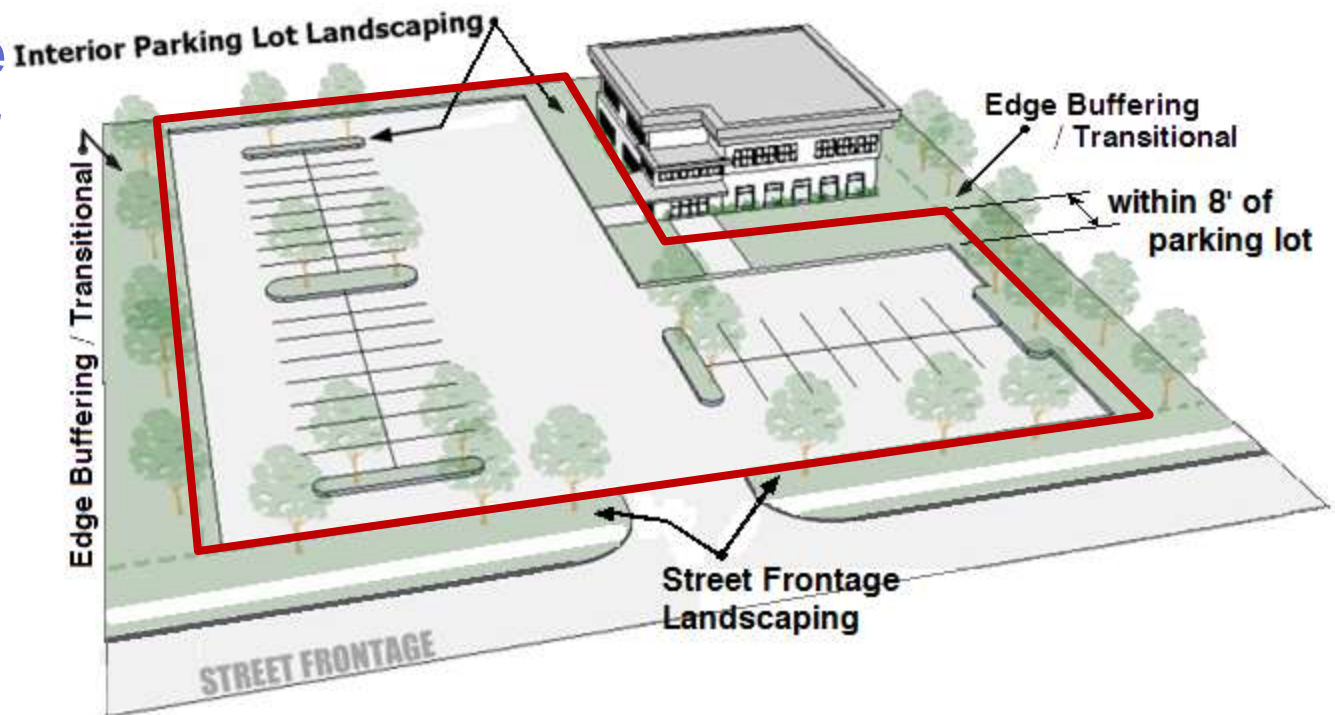
B. Interior Landscaping

Trigger = 15 spaces

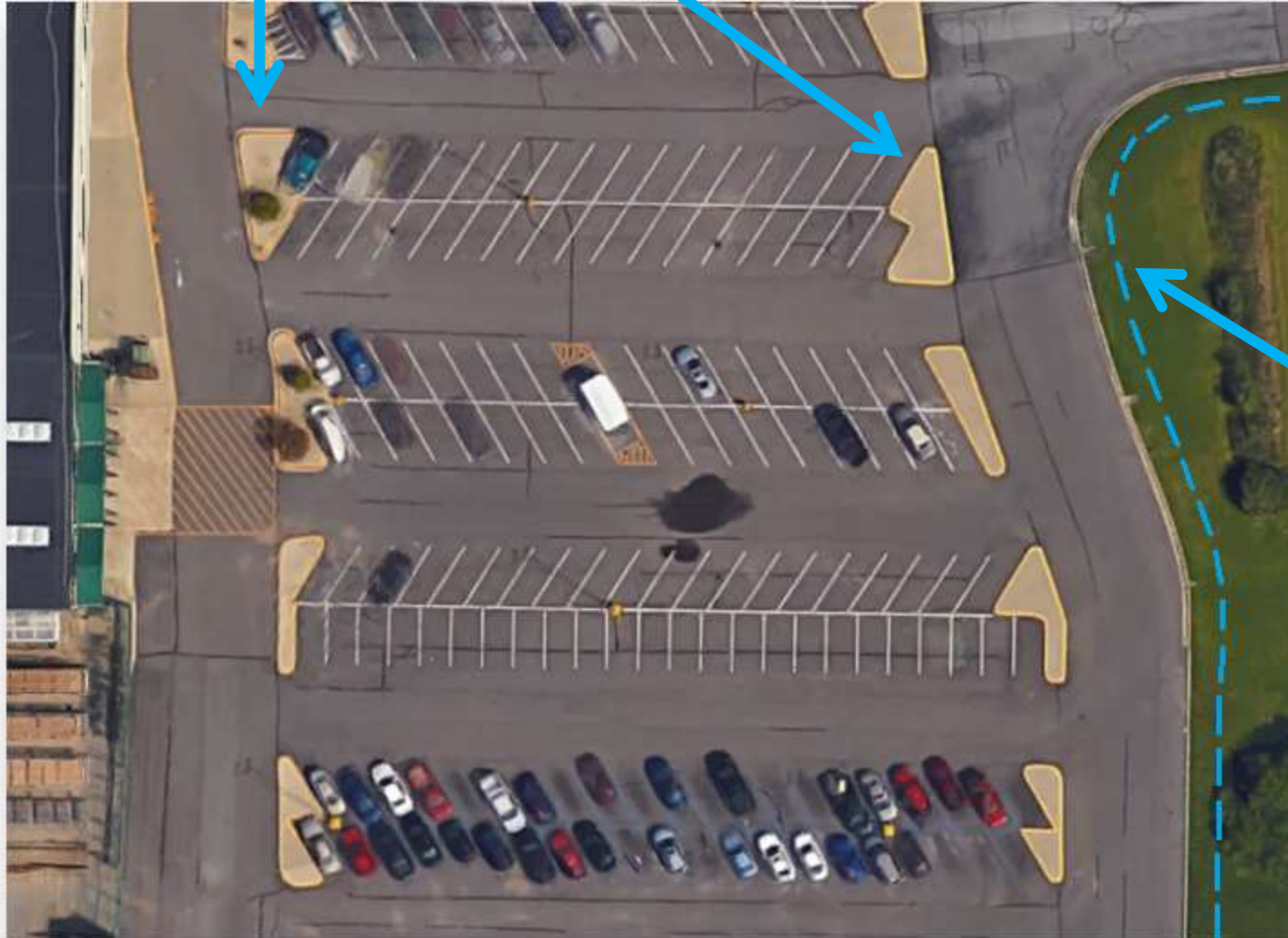
Redevelopment: 6% of lot

New development: 9% of lot

1 shade tree
per 180sf



**Concrete Islands
do NOT count!**



**Within 8' of
vehicle area can
be counted as
part of the
interior lot
landscaping**

Sec. 744-506. Transitional Yard and Edge Buffering

p. 526-7



- A. Multifamily Residential Abutting Single-family Residential**
- B. Commercial, Institutional, or Mixed-Use Abutting Dwelling**
- C. Industrial Abutting Dwelling**
- D. Industrial Abutting Commercial or Institutional**

Sec. 744-506. Transitional Yard and Edge Buffering

p. 526-7



This is the landscaping requirement only – setback requirements are in Sec. 744-200

Sec.	Option 1			Option 2		
	Area width	Trees	Large shrubs	Fence or dense planting	Shade trees	Small shrubs
A.	10' wide	1 shade tree / 35'	3 / 25'	50% opacity: Berm may be used in Metro	-	3 / 25'
B.	15' wide	1 shade tree / 30'	3 / 25'	75% opacity	1 / 50'	3 / 25'
C.	15' wide	1 evergreen tree / 25'	4 / 25'	100% opacity	1 / 50'	3 / 25'
D.	10' wide	1 shade tree / 40'	4 / 20'	50% opacity	1 / 50'	3 / 25'



Sec. 744-507. Dwelling Districts

p. 527

A. In the D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II and D-8 districts...

Table 744-507-1: Residential Tree Planting Requirements	
Lot Size (square feet)	Number of Trees Required
Up to 3,500	1
3,500—9,999	2
10,000—19,999	3
20,000 and above	4

B. In the D-6, D-6II, D-7, D-9 and D-10 districts:
1 shade tree per 7000sf of lot



Sec. 744-509. Green Factor

p. 531

- All zoning districts except CBD, MU, D-A through D-5II, D-8 used by SFR & 2FR
- Lots over 2 acres in size
- 1/2-acre or more land disturbed must meet Green Factor of...
 - .30 or more for new development or
 - .22 or more for redevelopment

Alternative to Green Factor:
ENERGY STAR 75 building

Table 744-509-1: Green Factor Calculation				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size				
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity			0.2	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			1.0	
Area of other areas with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.7	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Small trees [2]		50 sq. ft. per	0.3	
Medium trees [3]		100 sq. ft. per	0.4	
Large trees [4]		200 sq. ft. per	0.4	
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf			0.8	
Undisturbed areas 10,000 sf or more			1.5	
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	
Heritage Trees over 8 in. DBH preserved		250 sq. ft. per	0.5	
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees		250 sq. ft. per	0.5	
Building or Structural Features				
Permeable paving for walkways, parking lots, etc.			1.2	
Photocatalytic pavement or building exterior			1.5	
White roof area			0.1	
Vegetated walls - area of wall covered			0.7	
Infiltration areas, underground chambers or surface, such as sand filters			1.5	
Green roofs:				
Area of green roof with more than 2 in. but not more than 4 in. growing depth			1.2	
Area of green roof with more than 4 in. growing depth			1.5	



Sec. 744-509. Green Factor

p. 533

Layered effect

Variety of options

- Heritage Tree / Significant Tree / Undisturbed area preservation
- Permeable or Photocatalytic pavement
- Green roof or White roof area
- Vegetated walls
- Infiltration areas (e.g. underground chambers)
- Tree credit to the Tree Fund
- Bioretention areas
- Drought-tolerant or native species
- Use of harvested rainwater

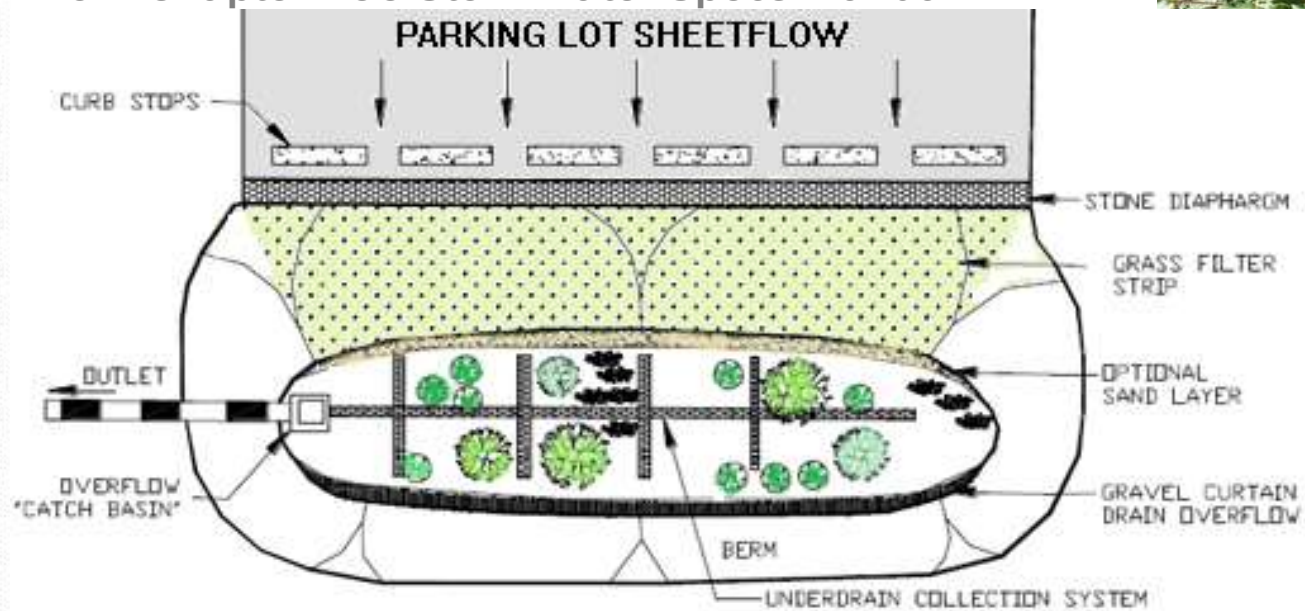
Table 744-509-1: Green Factor Calculation				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size	Enter Lot area in sf <input type="text"/>			
Landscaped areas with uncompacted soil depth less than 24 inches				
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Landscaped areas with uncompacted soil depth of 24 in. or more				
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Photocatalytic pavement or building exterior			1.5	
White roof area			0.1	
Vegetated walls - area of wall covered			0.7	
Infiltration areas, underground chambers or surface, such as sand filters			1.5	
Green roofs:				
Area of green roof with more than 2 in. but not more than 4 in. growing depth			1.2	
Area of green roof with more than 4 in. growing depth			1.5	

$$(B \times C) \times D = E$$

Green Factor = $\frac{\text{Sum of all E}}{\text{area}}$



From Chapter 700 Stormwater Specs Manual



Drainage facility attracts pests



Goose
droppings =
E.Coli

Algae blooms

Mosquitos

Drainage facility adds value, not problems







Sec. 744-510. Fences and Walls

p. 535

Table 744-510-1: Chain link and Wire Fencing

Districts	Chain link or wire fencing
DA, D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8 (single-and two-family dwellings), PK-I, SU-8, SU-43, SU-46	Allowed in all yards.
D-6, D-6II, D-7, D-8, D-9, D-10, D-11, HD-I, HD-II, UQ-I, UQ-II, PK-II, All Commercial Districts, All Mixed-Use Districts, All Central Business Districts, SU-1, SU-2, SU-3, SU-5, SU-6, SU-7, SU-9, SU-34, SU-35, SU-37, SU-38, SU-41, SU-42, SU-44, SU-45	Allowed in the side or rear yards provided it is coated in black, brown, or dark green vinyl or equivalent and shall not use slats.
All Industrial Districts, SU-10, SU-13, SU-16, SU-18, SU-23, SU-28, SU-39	Allowed in the side or rear yards. Allowed in the front yard of all Industrial Districts. In the listed Special Use Districts, allowed in the front yard if coated in black, brown, or dark green vinyl or equivalent. Slats within the chain-link fence are not permitted in the front yard or any transitional yard.



Sec. 744-510. Fences and Walls

p. 538

Maximum heights

Table 744-510-2: Maximum Fence and Wall Height (in feet)

	All Dwelling Districts				
Maximum height in front yard	3.5				
Maximum height in front yard if 30% opacity or less	4				
Maximum height in side & rear yards	6				
Commercial Districts	C-1	C-3	C-4	C-5	C-7
Maximum height in front yard	3.5	3.5	3.5	5	6
Maximum height in side & rear yards	6	6	10	10	10
Mixed-Use Districts	MU-1	MU-2	MU-3	MU-4	
Maximum height in front yard	3.5	3.5	3.5	3.5	
Maximum height in side & rear yards	6	6	6	6	
Industrial Districts	I-1	I-2	I-3	I-4	
Maximum height in required front yard	3.5	3.5	6	6	
Maximum height in side & rear yards	10	10	10	10	
Height in a front transitional yard	3.5	3.5	3.5	3.5	
Height in a transitional yard	10	10	10	10	
	All other districts				
Maximum height in front yard	3.5				
Maximum height in side & rear yards	6				

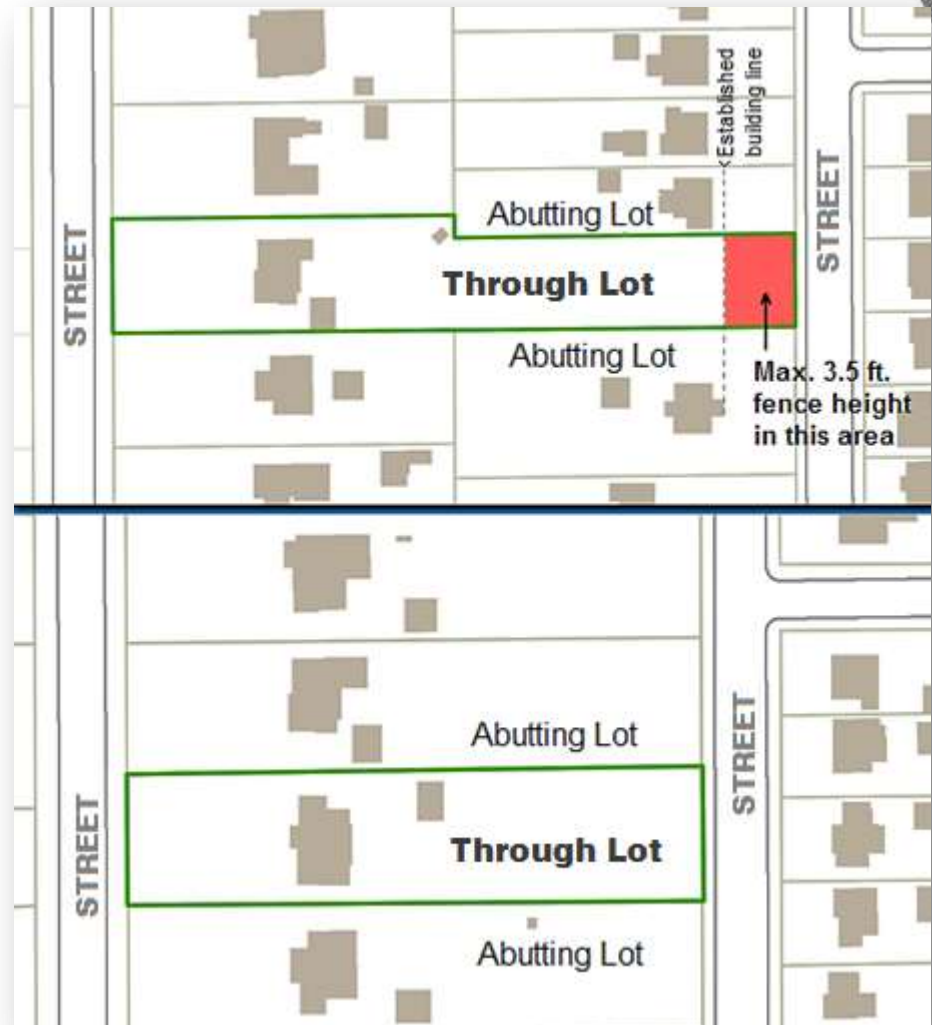
Sec. 744-510. Fences and Walls

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6 Exceptions

1. Compact Context Area corner lots: can be 6' if does not face entrance of SFR
2. Through Lots
3. Fence Posts: 1'
4. Terrain Change: 2'
5. MF project with 500'+ frontage: 6' but 3.5' w/in 15' of entrance
6. Adjoining a non-dwelling district: match the other district



Download the ordinance in PDF at:
www.indy.gov/egov/City/DMD/Current/Pages/ordinance.aspx
features bookmarks and hot links!

INDY REZ★ONE



Questions??
Tammara.Tracy@indy.gov



When & how does this all apply?

*New development
Redevelopment
and everything in between*



Sec. 744-502. Applicability

p. 514

A. Residential subdivisions & freestanding dwellings

- Sec. 503 – General standards
- Sec. 507 – Trees/lot
- Sec. 510 – Fence & walls

B. Redevelopment

C. Preserve Heritage Trees – required for lots:

- ✓ over 20K sf and non-SFR;
- ✓ Any new lot created after 4/1/16

D. Development Plan Districts

as per plans as approved by MDC



Sec. 744-502. Applicability

p. 514

B. Redevelopment

Balancing the constraints of existing improvements with future needs without stifling reinvestment

B. All development in all zoning districts not exempted either in whole or in part by Table 744-502-1 shall comply with the landscaping and screening standards in this Chapter 744 Article V. However, legally established nonconforming uses and structures or buildings with landscaping and screening that are legally established prior to the first day of the month that is six months after the date of adoption may be modified and be exempt from complying with specific sections of Chapter 744 Article V as described in Table 744-502-1; provided, however, in no instance shall any building or structure modification be deemed to exempt the property from or lessen the landscaping and screening standards which were applicable to the property at the time of such building or property's original construction.

Table 744-502-1: Exceptions to Landscaping and Screening for Nonconformities

Standards of Article V apply unless specifically exempted



p. 515

Landscaping Stds**503 = General stds****504 = Frontage trees****505 = Parking lot (front & interior)****506 = Transitional****507 = Trees in residential****508 = Screening of facilities & service areas****509 = Green Factor**

Type of Activity or Construction	Applicability
Change, repair, reconstruction or replacement of any building façade or exterior fascia	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
Changes to the interior of any building	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
For freestanding buildings or buildings that are a part of an integrated center, in the case of a portion of a building or a portion of a multi-tenant building is redeveloped or demolished, the building is reconstructed or expanded with up to 125% of the original square footage	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507 Sections 744-508 and 744-509 would only apply to the building and the parking area associated with the expansion or reconstruction; unaffected areas are not required to be changed. Such redevelopment expansion or reconstruction is eligible for a one-time exemption from Section 744-509.
For freestanding buildings or buildings that are a part of an integrated center, in the case of a portion of a building or a portion of a multi-tenant building is redeveloped or demolished, the building is reconstructed or expanded with 125% or more of the original square footage	The building and the parking area associated with the expansion or reconstruction must meet all sections of Article V; unaffected areas are not required to be changed
Construction of a complete, freestanding building, including the case of a demolition and rebuild	No exemptions
Relocation of an existing, on-site building	Exempt from Sections 744-505, 744-507, 744-509
Addition or expansion of an existing parking area resulting in an increase in the number of parking spaces that is less than 100%	Original parking area is exempt from Section 744-505 and 744-509, however the additional or expanded parking area is not exempt
Addition or expansion of an existing parking area resulting in an increase in the number of parking spaces that is 100% or more	Original and new parking area are not exempt and must meet all sections of Article V
Repave or restripe or minor repair of an existing parking area [1]	Exempt from Sections 744-504, 744-505, 744-506, 744-509
Reconstruction of an existing parking area	Exempt from Sections 744-504, 744-506, 744-507, 744-508, 744-510

Notes:

[1] Minor repair includes filling potholes and would not include the restoration of an area greater than 100 sq. ft.

Table 744-502-1: Exceptions to Landscaping and Screening for Nonconformities

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p. 515

Landscaping Stds

503 = General stds

504 = Frontage trees

505 = Parking lot (front
& interior)

506 = Transitional

507 = Trees in
residential508 = Screening of
facilities & service
areas

509 = Green Factor

Type of Activity or Construction	Applicability
Facade changes Change, repair, reconstruction or replacement of any building facade or exterior wall	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
Interior changes Changes to the interior of any building	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
Multi-tenant building, Tenant space redev up to 125% For freestanding buildings or buildings that are a part of an integrated center, in the case of a portion of a building or a portion of a multi-tenant building is reconstructed or expanded, the building is reconstructed or expanded with up to 125% of the original square footage	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509 Section 744-509 (b) (1) (vii) (B) only apply to the building and the parking area associated with the expansion or reconstruction; unaffected areas are not required to be changed. Such redevelopment expansion or reconstruction is eligible for a one-time exemption from Section 744-509.
Multi-tenant building redev up to 125% For freestanding buildings or buildings that are a part of an integrated center, in the case of a portion of a building or a portion of a multi-tenant building is reconstructed or expanded, the building is reconstructed or expanded with 125% or more of the original square footage	The building and the parking area associated with the expansion or reconstruction must meet all sections of Article V; unaffected areas are not required to be changed
Freestanding building Construction of a building or freestanding building, including the case of a demolition and rebuild	No exemptions
Moving a building on-site Relocation of a building on-site	Exempt from Sections 744-503, 744-507, 509
Parking lot expand Addition or expansion of an existing parking area resulting in an increase in the number of parking spaces that is less than 100%	Original parking area is exempt from Section 744-505 and 744-509, however the additional or expanded parking area is not exempt
Doubling parking amt Addition or expansion of an existing parking area resulting in an increase in the number of parking spaces that is 100% or more	Original and new parking area are not exempt and must meet all sections of Article V
Repaving/stripping Repair or restore or minor repair of an existing parking area [1]	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
Parking lot reconstruct Reconstruction of an existing parking area	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509

Notes:

[1] Minor repair includes filling potholes and would not include the restoration of an area greater than 100 sq. ft.

Let's green Indy

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features bookmarks and hot links!

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Thank you for being here!